

APPLICATION NO PA/2014/1312

APPLICANT Mr S Dewhirst

DEVELOPMENT Planning permission for a single-storey extension to provide an annex

LOCATION Elwiss House, Owston Ferry Road, Low Burnham, Haxey

PARISH HAXEY

WARD Axholme South

CASE OFFICER Andrew Law

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Contrary to policy RD10 of the North Lincolnshire Local Plan, as the proposed extensions add more than 20% additional volume to the dwelling

POLICIES

National Planning Policy Framework: Section 7 – Requiring Good Design

North Lincolnshire Local Plan: Policy RD2 (Development in the Open Countryside)

Policy RD10 (Replacement, Alterations and Extensions to Dwellings in the Open Countryside)

Policy LC14 (Area of Special Historic Landscape Interest)

Policy DS1 (General Requirements)

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

CONSULTATIONS

Highways: No objection.

PARISH COUNCIL

No objection or comments.

PUBLICITY

Neighbouring properties have been notified by letter. No comment or objections have been received.

ASSESSMENT

The application site is a detached, two-storey dwelling on the outskirts of Low Burnham. Low Burnham is a small rural settlement with no defined development boundary at present and as such the site is located within the open countryside for the purposes of planning. However the dwelling is not in an isolated position and is bounded by residential properties to the north and west. The dwelling is set within a large, spacious plot with a detached garage in the north-eastern corner and a separation distance in excess of 20 metres to the nearest neighbouring dwellings to the north and west. This application seeks planning permission to erect single-storey extensions to the side and rear of the dwelling to provide additional accommodation to be used as an annex.

The main issue to consider in the determination of this application is whether the scale and appearance of the proposed extension would be harmful to the character or appearance of the open countryside.

The application site is located outside of any defined development boundary as Low Burnham does not currently have a development boundary. However the property is located within the body of the village, adjacent to other residential properties. It is not located in an isolated or sensitive position within the countryside. In addition to this, it should be noted that the applicant property is proposed to be included within the new development boundary for Low Burnham as proposed in the Housing and Employment Land Allocations DPD currently at examination.

The proposed extension will result in a large dwelling and will add significantly more than the 20% additional volume allowed by policy RD10 of the North Lincolnshire Local Plan. The intention of this policy and the volume restriction set out within it is to protect the character of the open countryside. However, a large part of the extensions stand to the rear of the existing dwelling. Neighbouring dwellings vary in terms of size and design; however the properties immediately adjacent to the application site are all large, detached dwellings. The proposed extension will therefore not result in a dwelling which is out of keeping with neighbouring properties, nor will it be incongruous within the street scene. Furthermore, due to the position of the dwelling on the outskirts of the main body of the settlement, the impact of the extensions on the open countryside will be minimised. For these reasons it is considered that the proposed extension, whilst large in scale, will have no significant impact on the character or appearance of the open countryside.

Low Burnham is located within an area of the Isle of Axholme which is designated as being of special historic landscape interest due to its examples of medieval open strip fields, turbaries and settlement patterns. However the proposed development is for a single-storey extension to an existing dwelling within the village and as such it will have minimal impact on the historic features that have resulted in this landscape designation.

The proposed extension will have no significant impact on the amenities of neighbouring residential properties as a result of the separation distances between the properties and the single-storey nature of the extension. There will be no unacceptable loss of light to or overlooking of neighbouring properties.

The applicant has justified the need for an annex and the level of accommodation provided within the annex, which is to provide accommodation for elderly relatives with health problems. The annex is attached to the main house and has internal links so that it can easily be integrated into the main house when it is no longer needed as an annex. A condition has been recommended which will prevent the annex from being used as a separate dwelling.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 90-001, 90-002, 20-100, 20-101, 20-200 and 20-201.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

The materials and finishes of the new areas of brickwork shall match the remainder of the building in colour and texture.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

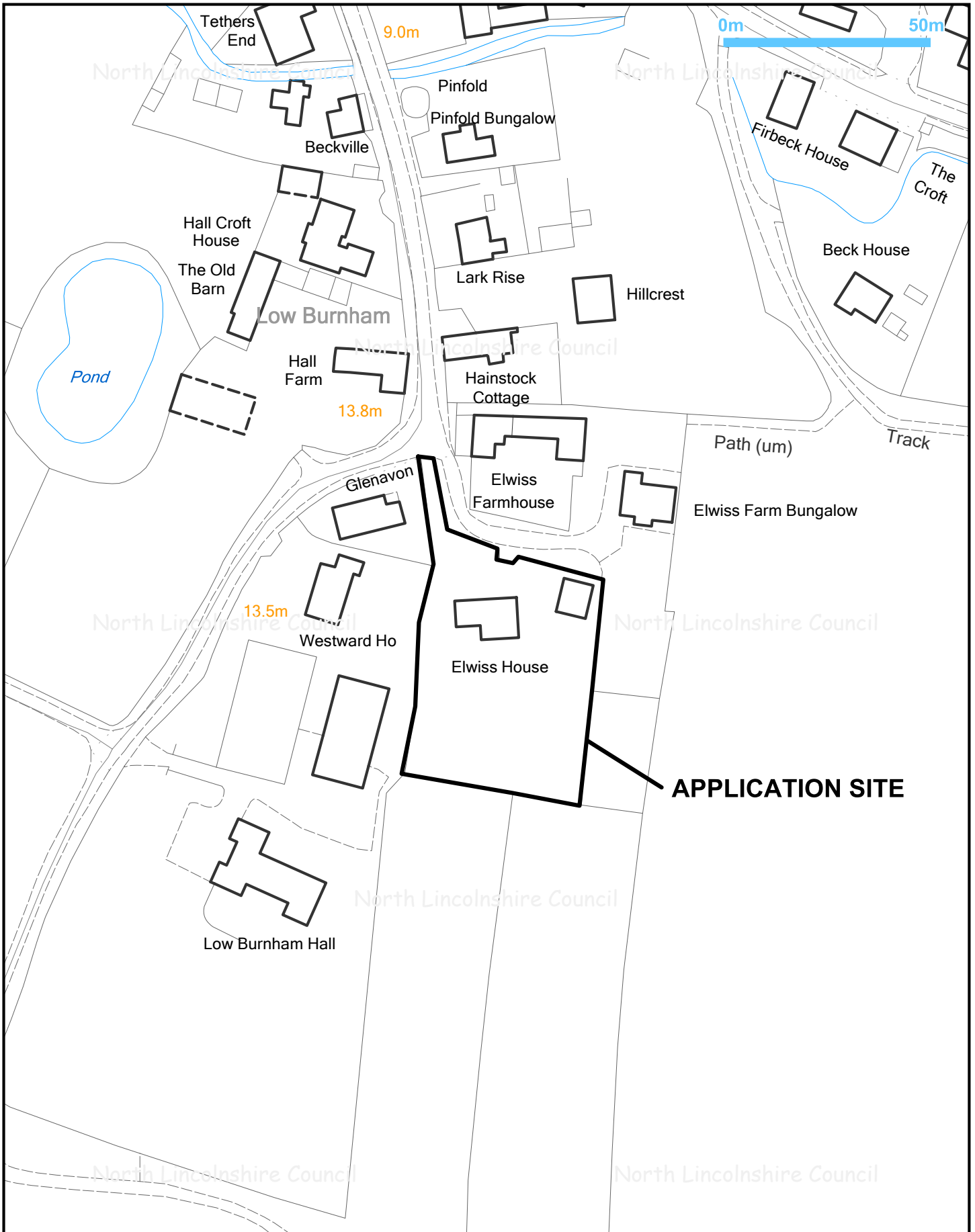
The extension hereby permitted shall not be used otherwise than as ancillary accommodation in connection with the occupation of Elwiss House and shall at no time be severed from Elwiss House by way of being sold, let or otherwise occupied as a separate unit of accommodation.

Reason

To prevent the establishment of a separate unit of residential accommodation in the open countryside without appropriate assessment in accordance with policies RD2 of the North Lincolnshire Local Plan and CS3 of the North Lincolnshire Core Strategy.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Title: PA/2014/1312

Drawn by: Sue Barden

Date: 27/01/2015

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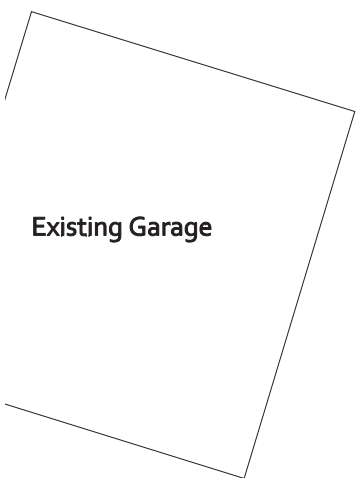
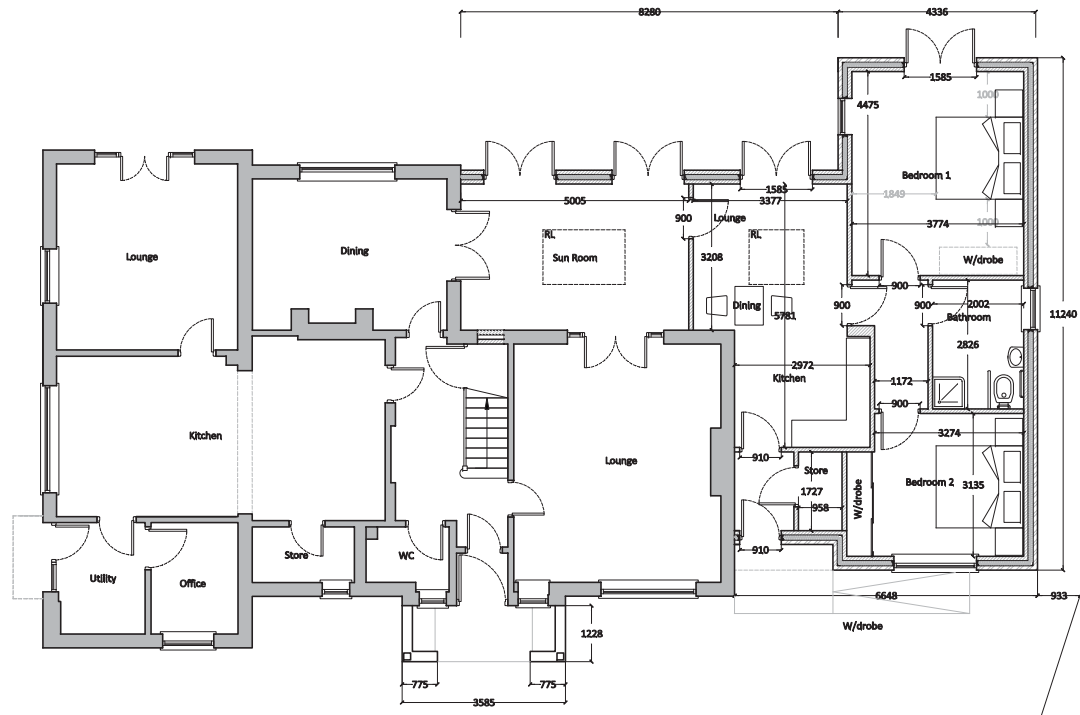


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PA/2014/1312 Layout Plan Not to scale



Boundary

Boundary

Access to Elwiss Farm Bungalow